

Message Text

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46 R
ACTION EUR-12

INFO OCT-01 ISO-00 ONY-00 /013 W
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R 161426Z AUG 76
FM AMEMBASSY WARSAW
TO SECSTATE WASHDC 3284

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FOR JOAN CLARK FROM CHARGE

E.O. 11652: N/A
TAGS: AFSP PL
SUBJ: KRAKOW HOUSING

REF: (A) WARSAW 5260, (B) STATE 183258

1. ADMIN OFFICER'S VISIT TO KRAKOW DISCLOSED THAT KROLOWEJ JADWIGI 296 IS A VERY DESIRABLE PROPERTY WHICH, IF PERMISSION TO PURCHASE IS OBTAINED, WOULD PROVIDE APPROPRIATE HOUSING EITHER FOR PRINCIPAL OFFICER OR BPAO. PROPERTY IS COMPARABLE TO GROTTGERA 12 IN MOST RESPECTS AND SUPERIOR WITH REGARD TO SUBURBAN SETTING AND VIEW OUT OVER ROLLING HILLS, ALTHOUGH IT IS ONLY A FEW MINUTES FURTHER BY CAR FROM CONSULATE. REPRESENTATIONAL AREAS AT KROLOWEJ JADWIGI ARE marginally smaller than at GROTTGERA, HOWEVER.

2. IF PERMISSION TO PURCHASE IS OBTAINED, WE BELIEVE BUREAU MAY WISH TO CONSIDER DESIGNATION OF KROLOWEJ JADWIGI AS POR, THUS AVOIDING THE TRANSFER OF GROTTGERA, WHICH IS STILL UNDER LEASE WITH OPTION TO PURCHASE, FROM USIA TO STATE.

3. SUBSEQUENT TO THE ORAL ASSURANCE BY THE KRAKOW MAYOR AND PARTY FIRST SECRETARY THAT THE CITY HAS NO OBJECTION TO THE PURCHASE OF KROLOWEJ JADWIGI (REPORTED IN REFTEL (A)) THE CONSULATE LAST WEEK RECEIVED A LETTER FROM THE VICE MAYOR ADVISING THAT THE CITY HAD SENT A LETTER INFORMING MFA OF THE CITY'S POSITION. WE PLAN TO FOLLOW UP WITH A NOTE TO MFA THIS WEEK SEEKING A FAVORABLE REPLY TO OUR LONG-STANDING REQUEST FOR AUTHORITY TO PURCHASE.

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4. THE HOUSE AT KROLOWEJ JADWIGI IS THE LEFT HALF OF A BEAUTIFUL SPLIT-LEVEL DUPLEX HOUSE IN THE ZWIERZYNIEC SUBURB, 10 TO 12 MINUTES BY CAR DUE WEST OF THE CONSULATE. THE UNIT CONSISTS OF APPROX 250 SQUARE METERS OF LIVING AREA ARRANGED AS FOLLOWS:

- A. BASEMENT: GAME ROOM, MAID'S BEDROOM, FULL BATH, SHOWER, W.C., 2- CAR GARAGE WITH SERVICE PIT;
- B. ENTRANCE MEZZANINE: ENTRANCE HALL, OFFICE OR STUDY;
- C. FIRST FLOOR: LARGE LIVING ROOM WITH FIREPLACE AND DINING ROOM, BOTH OPENING ONTO BALCONY LEADING DOWN TO LARGE GARDEN; KITCHEN WITH BALCONY LEADING AROUND SIDE OF HOUSE TO GARDEN IN BACK;
- D. SECOND MEZZANINE: W.C. OFF LANDING; LARGE MASTER BEDROOM WITH FULL PRIVATE BATH AND BEAUTIFUL VIEW OF COUNTRYSIDE;
- E. SECOND FLOOR: UNFINISHED: SPACE FOR 2 VERY LARGE OR 3 MEDIUM LARGE BEDROOMS, HALL, FULL BATH;
- F. THIRD MEZZANINE: UNFINISHED: SPACE FOR LARGE BEDROOM (OVER MASTER BEDROOM) AND FULL BATH.

5. EXCELLENT WORKMANSHIP IS EVIDENT THROUGHOUT THE BUILDING AND THE BUILDER/OWNER HAS OBVIOUSLY HAD ACCESS TO WESTERN EUROPEAN SOURCES OF PLUMBING FIXTURES AND OTHER BUILDING MATERIALS. HE ESTIMATES AN ADDITIONAL THREE MONTHS WOULD BE NEEDED TO FINISH INSIDE ONCE PERMISSION TO PURCHASE IS OBTAINED AND WE CAN FURNISH INSTRUCTIONS ON TYPE OF FINISHING DESIRED. OWNER REGRETS LONG DELAY IN OBTAINING PERMISSION FROM GOVERNMENT, AND POINTS OUT THAT THIS WILL REQUIRE SOME UPWARD REVISION IN AGREED PURCHASE PRICE OF ZLOTYS 4,500,000 (DOLLARS 69,230.77 AT OLD 65 TO 1 RATE) IN VIEW OF GREATLY INCREASED COST OF BUILDING MATERIALS IN THE INTERIM.

6. FURTHER RESEARCH INTO COSTS OF FURNISHING GROTTGERA 12 INDICATES THAT USIA FIGURE OF DOLLARS 40,000 MAY BE BROKEN DOWN AS FOLLOWS:

- FURNITURE, CARPETS, DRAPES, LAMPS; SHIPPING AND CONTINGENCY: DOLLARS 23,500
- KITCHEN EQUIPMENT, WATER HEATER, BOILER, TOILETS, LIGHT FIXTURES, SHIPPING, ETC.: DOLLARS 15,800

7. WE ESTIMATE THAT KROLOWEJ JADWIGI HOUSE COULD BE FURNISHED LIMITED OFFICIAL USE

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FOR ABOUT DOLLARS 20,000, INCLUDING NEW DREXEL FURNITURE AND ESSENTIAL SUPPLEMENTAL FIXTURES. HIGH COST OF FURNITURE AND FIXTURES AT GROTTGERA IS ONE FACTOR IN EMBASSY RECOMMENDATION FOR CONSIDERATION OF KROLOWEJ JADWIGI AS POSSIBLE STATE POR. BROWN

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Message Attributes

Automatic Decaptioning: Z
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 16 AUG 1976
Decaption Date: 28 MAY 2004
Decaption Note: 25 YEAR REVIEW
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: coburnhl
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976WARSAW05726
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760314-0409
From: WARSAW
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760848/aaaabpvc.tel
Line Count: 112
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION EUR
Original Classification: LIMITED OFFICIAL USE
Original Handling Restrictions: ONLY
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 3
Previous Channel Indicators: n/a
Previous Classification: LIMITED OFFICIAL USE
Previous Handling Restrictions: ONLY
Reference: 76 WARSAW 5260, 76 STATE 183258
Review Action: RELEASED, APPROVED
Review Authority: coburnhl
Review Comment: n/a
Review Content Flags:
Review Date: 03 MAY 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <03 MAY 2004 by greeneet>; APPROVED <30 AUG 2004 by coburnhl>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: KRAKOW HOUSING
TAGS: AFSP, PL
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006